

# HOUSING NOW

## Ottawa<sup>1</sup>



CANADA MORTGAGE AND HOUSING CORPORATION

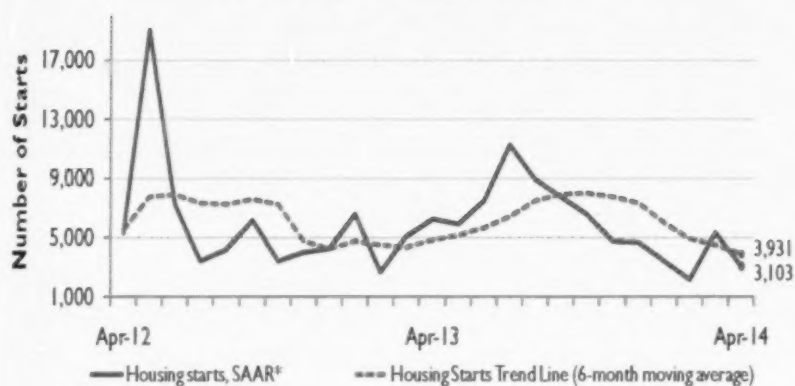
Date Released: May 2014

### Highlights

- Single-detached construction picked up in April.
- Detached home starts helped Kanata capture over a quarter of new construction.
- Apartment starts will moderate.

Figure 1

Ottawa CMA Housing Starts



Source: CMHC Housing Starts and Completions Survey

\* SAAR<sup>2</sup>: Seasonally Adjusted Annual Rate.<sup>1</sup> Ontario part of Ottawa-Gatineau CMA.

<sup>2</sup> All starts figures in this report, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

### Table of Contents

- 1 Highlights
- 2 Housing Market Overview
- 3 Maps
- 9 Tables

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## Ottawa Starts Moderate In April

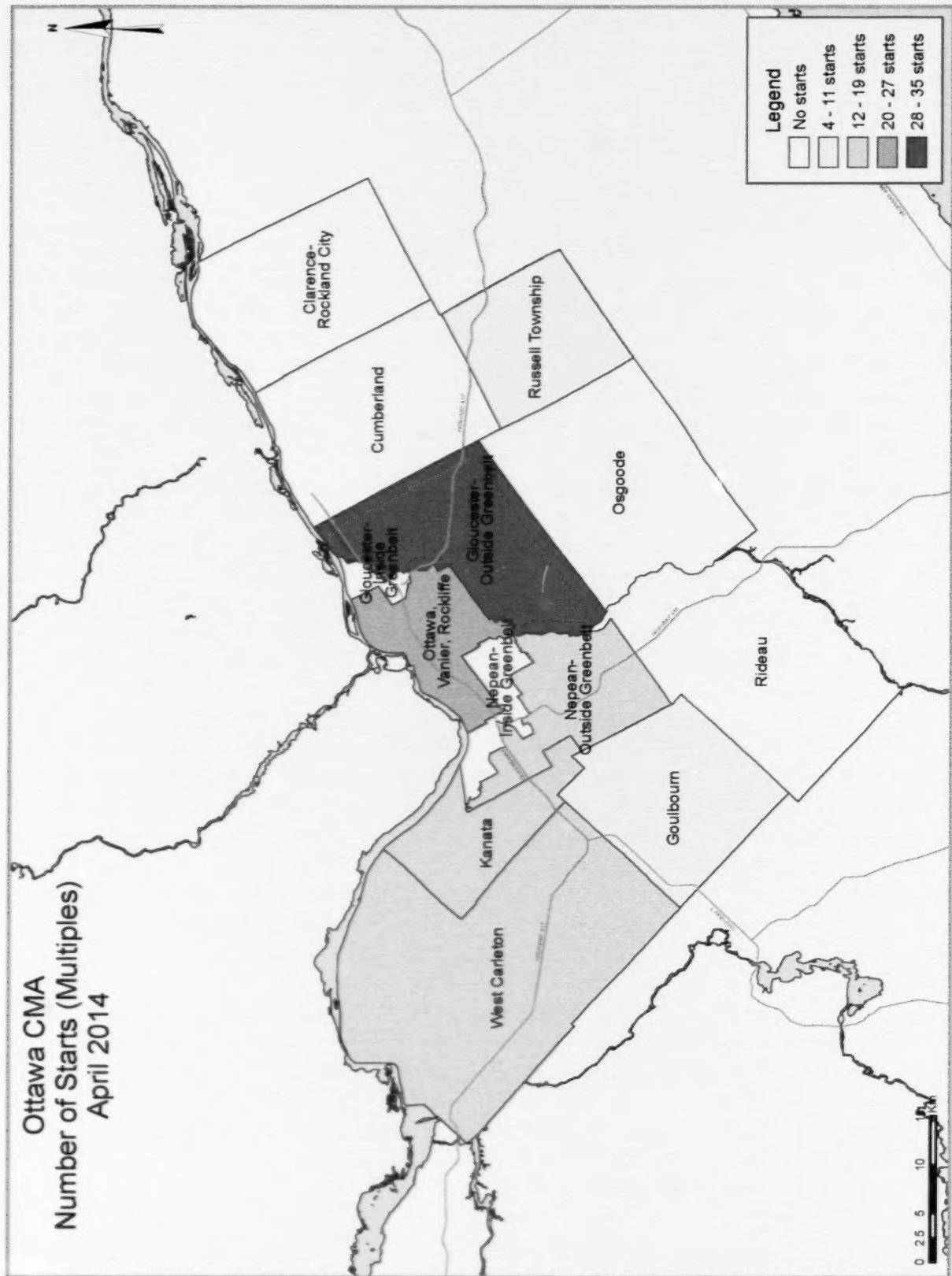
According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the region were trending at 3,931 units in April compared to 4,513 units in March. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the region, the standalone monthly SAAR was 3,103 units in April down from 5,368 units in March.

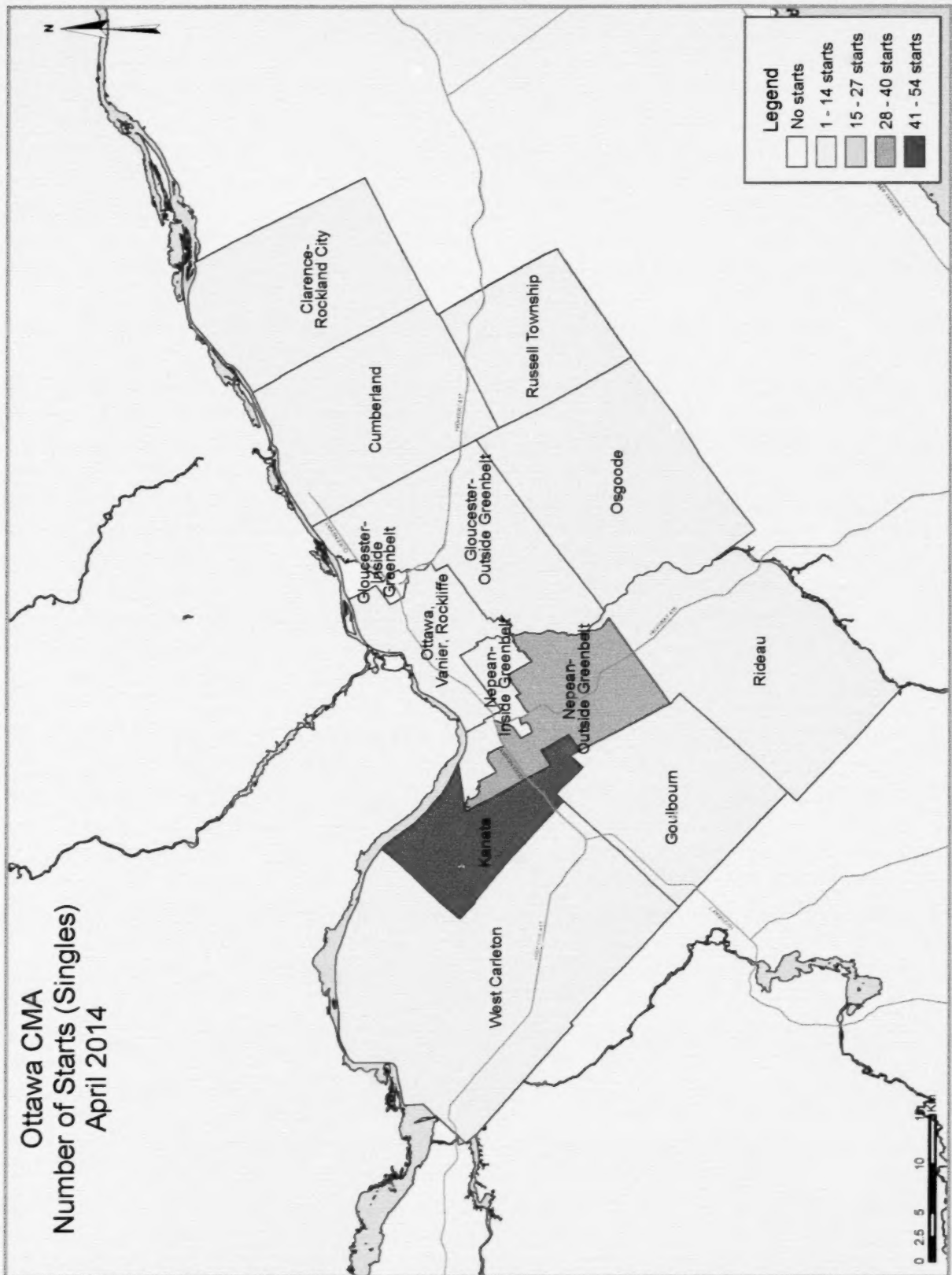
Low-rise activity should revitalize into the summer months driven by singles and rows, but remain below long term historical averages. The starts picture is gradually shifting to a three-way split between dwelling types offering a balanced mix for potential buyers.

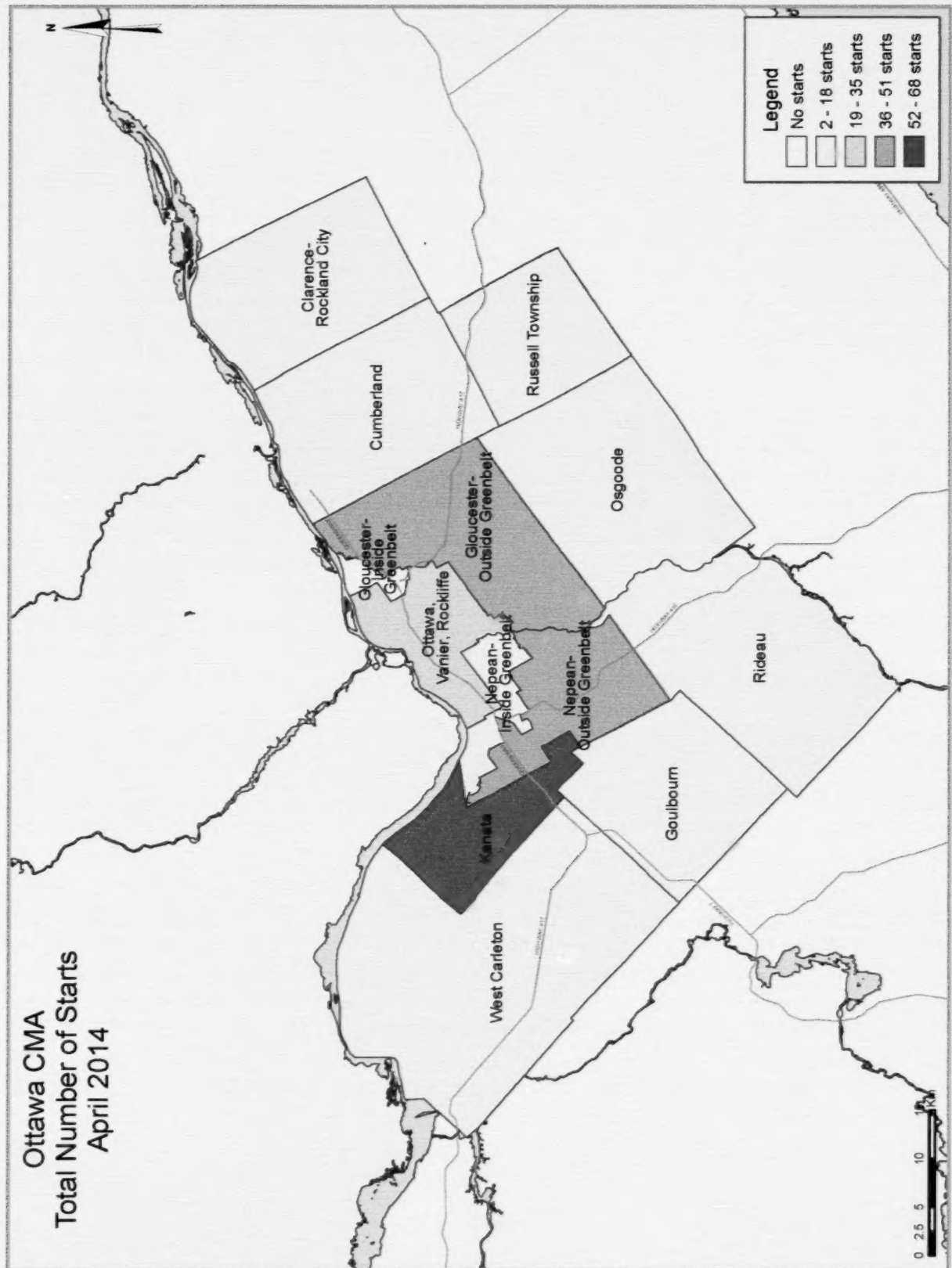
Weaker employment conditions and uncertainty with regard to continued public administration job cuts have dampened both the construction of new homes and demand in the resale market.

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets, which can be quite variable from one month to the next. The multiples segment includes apartments, rows and semi-detached homes.

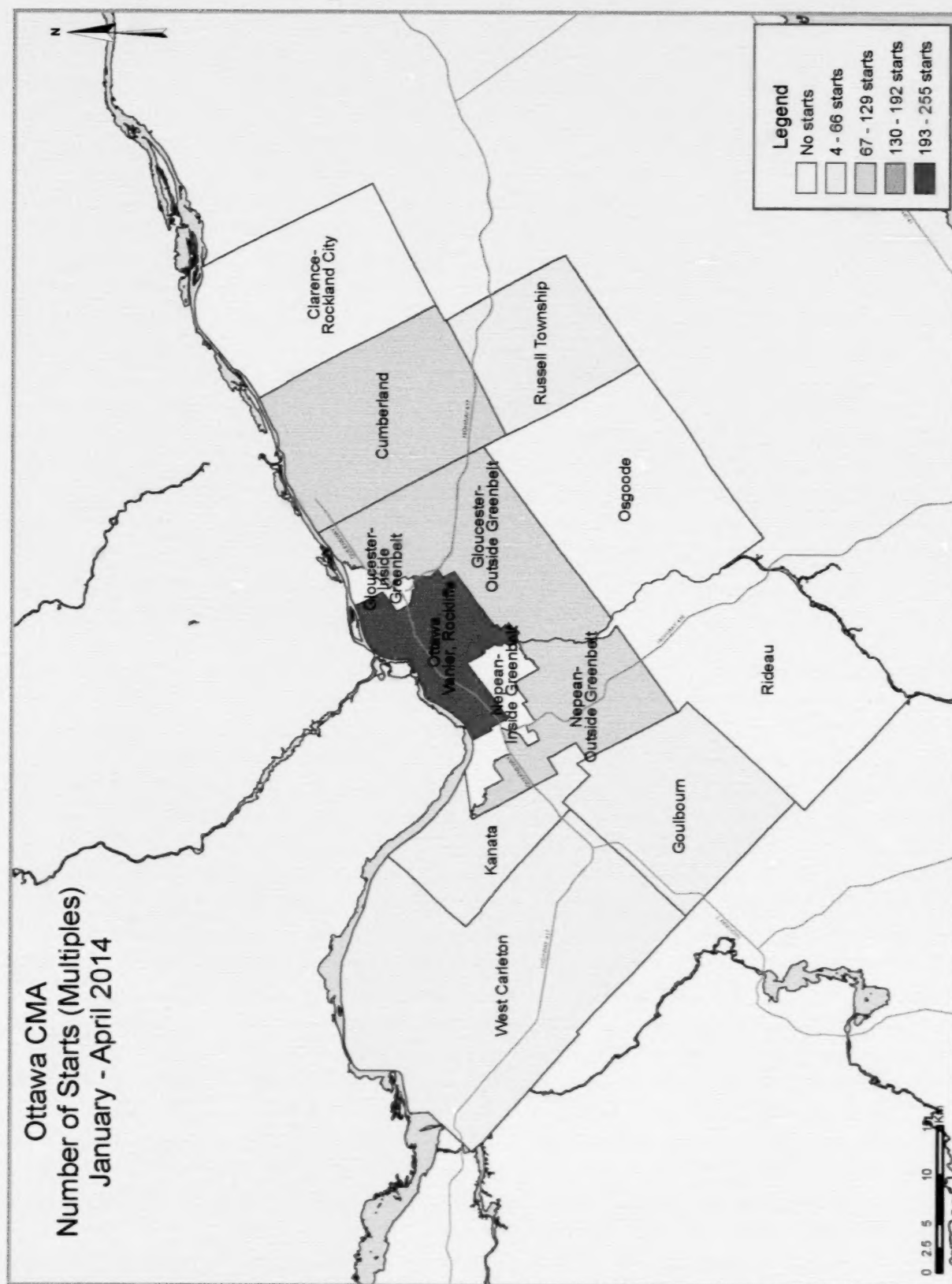
This month, the main market driver was single-detached construction. Kanata took up 40 per cent of single-detached starts followed by Nepean (outside the Greenbelt) which seized 27 per cent. Boosted by construction of this dwelling type, together both areas captured over half of all CMA activity in April. Year-to-date activity saw Old Ottawa City still capturing one quarter of total CMA activity due to the concentration of apartment starts in the core area. Aside from the core, Nepean still has the edge so far into the year with 20 per cent market share vs. 17 for Kanata.

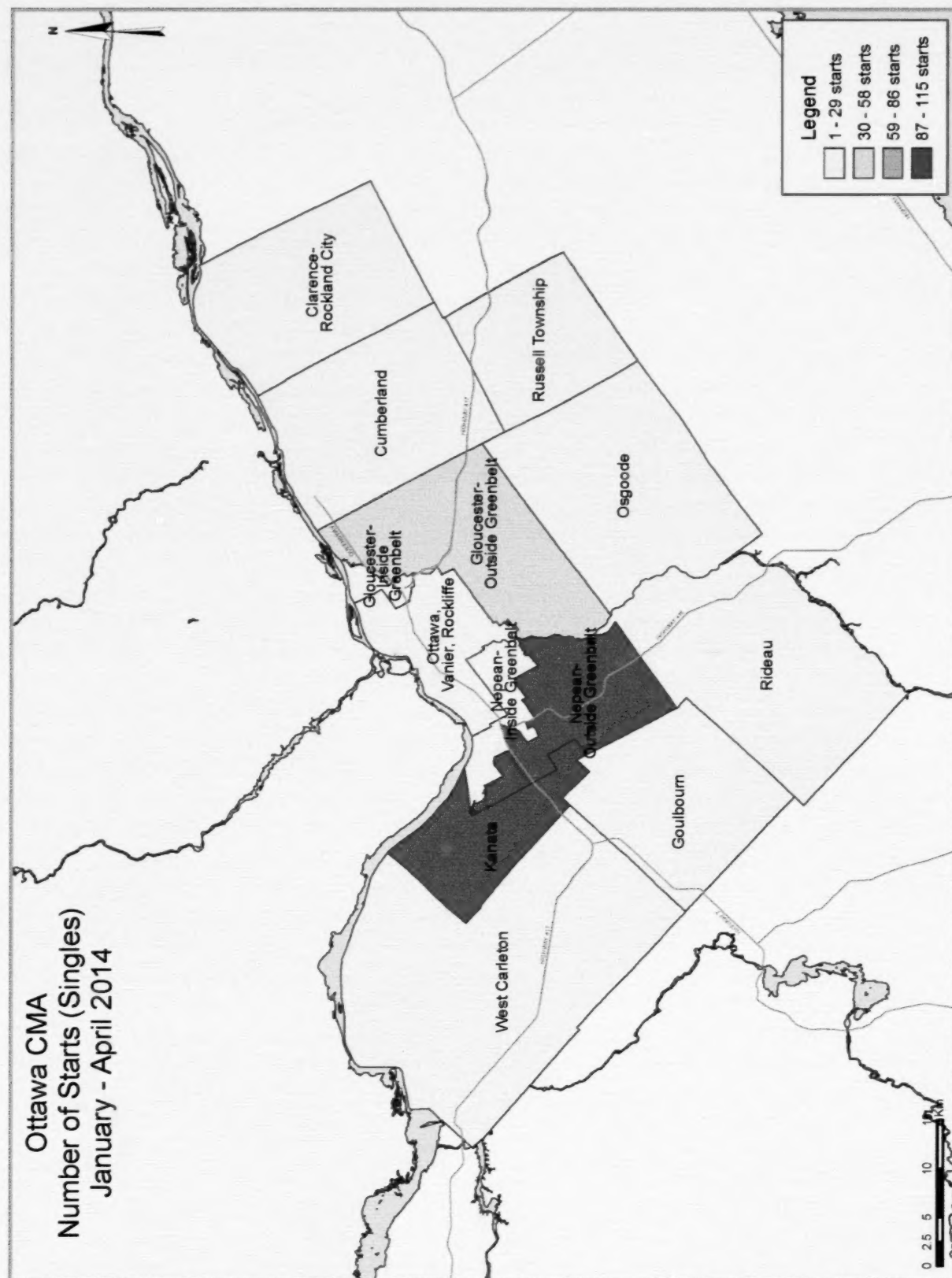


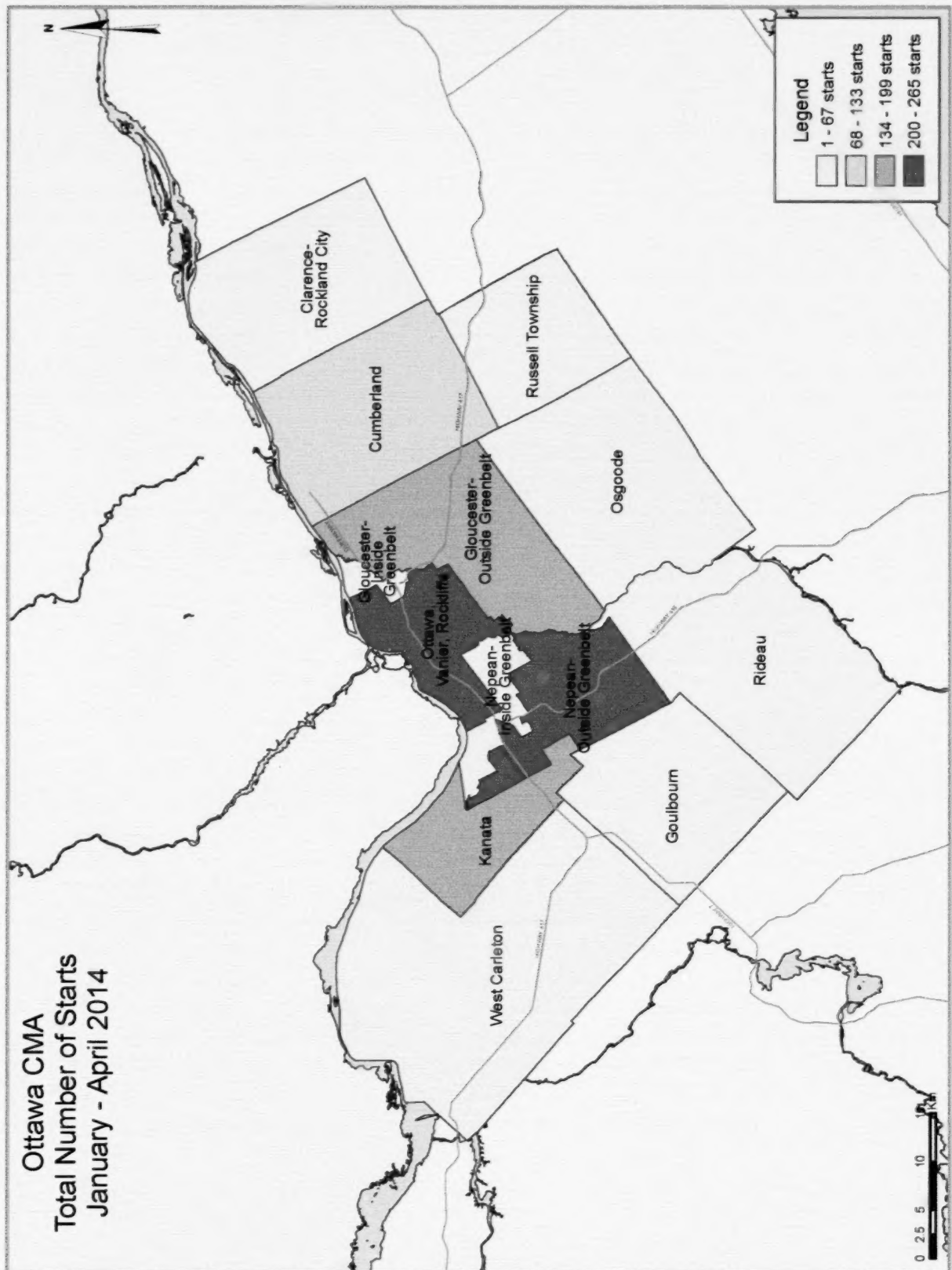














## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Starts (SAAR and Trend)**

**April 2014**

<b>Ottawa CMA<sup>1</sup></b>	<b>March 2014</b>	<b>April 2014</b>
Trend <sup>2</sup>	4,513	3,931
SAAR	5,368	3,103
	<b>April 2013</b>	<b>April 2014</b>
Actual		
April - Single-Detached	121	136
April - Multiples	394	117
April - Total	515	253
January to April - Single-Detached	355	371
January to April - Multiples	1,241	656
January to April - Total	1,596	1,027

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2014	136	18	55	0	0	18	10	16	253
April 2013	121	42	51	0	0	298	0	3	515
% Change	12.4	-57.1	7.8	n/a	n/a	-94.0	n/a	**	-50.9
Year-to-date 2014	371	38	260	0	0	261	12	85	1,027
Year-to-date 2013	355	80	277	0	0	878	0	6	1,596
% Change	4.5	-52.5	-6.1	n/a	n/a	-70.3	n/a	**	-35.7
UNDER CONSTRUCTION									
April 2014	922	154	1,037	0	5	3,101	12	709	5,940
April 2013	842	204	903	0	0	3,235	27	383	5,594
% Change	9.5	-24.5	14.8	n/a	n/a	-4.1	-55.6	85.1	6.2
COMPLETIONS									
April 2014	165	28	120	0	0	106	0	8	427
April 2013	92	36	114	0	0	58	0	37	337
% Change	79.3	-22.2	5.3	n/a	n/a	82.8	n/a	-78.4	26.7
Year-to-date 2014	524	106	410	0	0	779	8	182	2,009
Year-to-date 2013	455	102	463	0	0	350	4	37	1,411
% Change	15.2	3.9	-11.4	n/a	n/a	122.6	100.0	**	42.4
COMPLETED & NOT ABSORBED									
April 2014	82	53	69	0	0	99	n/a	n/a	303
April 2013	54	41	91	0	0	236	n/a	n/a	422
% Change	51.9	29.3	-24.2	n/a	n/a	-58.1	n/a	n/a	-28.2
ABSORBED									
April 2014	176	34	117	0	0	131	n/a	n/a	458
April 2013	100	34	103	0	0	59	n/a	n/a	296
% Change	76.0	0.0	13.6	n/a	n/a	122.0	n/a	n/a	54.7
Year-to-date 2014	533	121	388	0	0	942	n/a	n/a	1,984
Year-to-date 2013	463	100	464	0	0	363	n/a	n/a	1,390
% Change	15.1	21.0	-16.4	n/a	n/a	159.5	n/a	n/a	42.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
April 2014	129	14	55	0	0	18	10	16	242
April 2013	116	42	43	0	0	298	0	3	502
Ottawa, Vanier, Rockcliffe									
April 2014	5	2	0	0	0	0	8	16	31
April 2013	3	14	3	0	0	286	0	3	309
Nepean inside greenbelt									
April 2014	2	0	0	0	0	0	0	0	2
April 2013	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
April 2014	37	8	4	0	0	0	0	0	49
April 2013	18	12	17	0	0	0	0	0	47
Gloucester inside greenbelt									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2014	9	4	13	0	0	18	0	0	44
April 2013	33	12	0	0	0	0	0	0	45
Kanata									
April 2014	54	0	14	0	0	0	0	0	68
April 2013	24	2	5	0	0	0	0	0	31
Cumberland									
April 2014	14	0	0	0	0	0	0	0	14
April 2013	5	2	10	0	0	12	0	0	29
Goulbourn									
April 2014	2	0	10	0	0	0	0	0	12
April 2013	23	0	8	0	0	0	0	0	31
West Carleton									
April 2014	1	0	14	0	0	0	2	0	17
April 2013	3	0	0	0	0	0	0	0	3
Rideau									
April 2014	2	0	0	0	0	0	0	0	2
April 2013	2	0	0	0	0	0	0	0	2
Osgoode									
April 2014	3	0	0	0	0	0	0	0	3
April 2013	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
April 2014	2	0	0	0	0	0	0	0	2
April 2013	5	0	8	0	0	0	0	0	13
Russell Township									
April 2014	5	4	0	0	0	0	0	0	9
April 2013	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
April 2014	136	18	55	0	0	18	10	16	253
April 2013	121	42	51	0	0	298	0	3	515

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: Housing Activity Summary by Submarket**  
**April 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
April 2014	881	144	1,023	0	5	3,101	12	709	5,875
April 2013	784	198	850	0	0	3,203	27	379	5,441
Ottawa, Vanier, Rockcliffe									
April 2014	60	78	43	0	5	2,639	10	142	2,977
April 2013	65	92	20	0	0	2,588	27	42	2,834
Nepean inside greenbelt									
April 2014	8	4	0	0	0	0	0	0	12
April 2013	10	0	12	0	0	16	0	0	38
Nepean outside greenbelt									
April 2014	297	30	356	0	0	134	0	141	958
April 2013	69	48	147	0	0	224	0	124	612
Gloucester inside greenbelt									
April 2014	6	0	0	0	0	22	0	0	28
April 2013	2	0	19	0	0	44	0	0	65
Gloucester outside greenbelt									
April 2014	66	14	198	0	0	102	0	12	392
April 2013	115	24	121	0	0	66	0	0	326
Kanata									
April 2014	255	12	247	0	0	36	0	353	903
April 2013	151	32	274	0	0	88	0	152	697
Cumberland									
April 2014	57	0	63	0	0	168	0	41	329
April 2013	171	0	115	0	0	120	0	41	447
Goulbourn									
April 2014	42	0	54	0	0	0	0	20	116
April 2013	114	0	20	0	0	57	0	20	211
West Carleton									
April 2014	28	6	62	0	0	0	2	0	98
April 2013	39	2	122	0	0	0	0	0	163
Rideau									
April 2014	13	0	0	0	0	0	0	0	13
April 2013	13	0	0	0	0	0	0	0	13
Osgoode									
April 2014	49	0	0	0	0	0	0	0	49
April 2013	35	0	0	0	0	0	0	0	35
Clarence-Rockland City									
April 2014	26	4	14	0	0	0	0	0	44
April 2013	54	2	53	0	0	32	0	0	141
Russell Township									
April 2014	15	6	0	0	0	0	0	0	21
April 2013	4	4	0	0	0	0	0	4	12
Ottawa-Gatineau CMA (Ontario portion)									
April 2014	922	154	1,037	0	5	3,101	12	709	5,940
April 2013	842	204	903	0	0	3,235	27	383	5,594

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



Table 1.2: Housing Activity Summary by Submarket

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
April 2014	139	24	114	0	0	106	0	8	391
April 2013	90	36	114	0	0	58	0	37	335
Ottawa, Vanier, Rockcliffe									
April 2014	6	0	0	0	0	76	0	0	82
April 2013	12	10	6	0	0	0	0	37	65
Nepean inside greenbelt									
April 2014	2	0	0	0	0	0	0	0	2
April 2013	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
April 2014	44	2	52	0	0	0	0	0	98
April 2013	27	16	63	0	0	58	0	0	164
Gloucester inside greenbelt									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2014	7	6	22	0	0	0	0	0	35
April 2013	10	6	0	0	0	0	0	0	16
Kanata									
April 2014	68	14	28	0	0	0	0	0	110
April 2013	5	0	33	0	0	0	0	0	38
Cumberland									
April 2014	5	2	12	0	0	16	0	0	35
April 2013	8	2	12	0	0	0	0	0	22
Goulbourn									
April 2014	3	0	0	0	0	14	0	8	25
April 2013	4	0	0	0	0	0	0	0	4
West Carleton									
April 2014	4	0	0	0	0	0	0	0	4
April 2013	11	2	0	0	0	0	0	0	13
Rideau									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	3	0	0	0	0	0	0	0	3
Osgoode									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
April 2014	16	0	6	0	0	0	0	0	22
April 2013	2	0	0	0	0	0	0	0	2
Russell Township									
April 2014	10	4	0	0	0	0	0	0	14
April 2013	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
April 2014	165	28	120	0	0	106	0	8	427
April 2013	92	36	114	0	0	58	0	37	337

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2014	76	52	67	0	0	99	n/a	n/a	294
April 2013	49	41	91	0	0	217	n/a	n/a	398
Ottawa, Vanier, Rockcliffe									
April 2014	7	37	1	0	0	32	n/a	n/a	77
April 2013	20	23	10	0	0	83	n/a	n/a	136
Nepean inside greenbelt									
April 2014	1	0	0	0	0	0	n/a	n/a	1
April 2013	1	2	2	0	0	0	n/a	n/a	5
Nepean outside greenbelt									
April 2014	13	6	26	0	0	0	n/a	n/a	45
April 2013	5	5	20	0	0	84	n/a	n/a	114
Gloucester inside greenbelt									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
April 2014	25	2	30	0	0	6	n/a	n/a	63
April 2013	2	3	32	0	0	1	n/a	n/a	38
Kanata									
April 2014	22	6	6	0	0	1	n/a	n/a	35
April 2013	2	5	14	0	0	1	n/a	n/a	22
Cumberland									
April 2014	1	0	4	0	0	54	n/a	n/a	59
April 2013	11	1	10	0	0	42	n/a	n/a	64
Goulbourn									
April 2014	4	0	0	0	0	6	n/a	n/a	10
April 2013	2	1	0	0	0	5	n/a	n/a	8
West Carleton									
April 2014	1	1	0	0	0	0	n/a	n/a	2
April 2013	2	1	2	0	0	0	n/a	n/a	5
Rideau									
April 2014	2	0	0	0	0	0	n/a	n/a	2
April 2013	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	2	0	1	0	0	0	n/a	n/a	3
Clarence-Rockland City									
April 2014	3	0	2	0	0	0	n/a	n/a	5
April 2013	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
April 2014	3	1	0	0	0	0	n/a	n/a	4
April 2013	1	0	0	0	0	19	n/a	n/a	20
Ottawa-Gatineau CMA (Ontario portion)									
April 2014	82	53	69	0	0	99	n/a	n/a	303
April 2013	54	41	91	0	0	236	n/a	n/a	422

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
April 2014	150	31	111	0	0	130	n/a	n/a	422
April 2013	98	34	103	0	0	59	n/a	n/a	294
Ottawa, Vanier, Rockcliffe									
April 2014	16	3	3	0	0	82	n/a	n/a	104
April 2013	18	9	4	0	0	2	n/a	n/a	33
Nepean inside greenbelt									
April 2014	2	0	2	0	0	0	n/a	n/a	4
April 2013	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
April 2014	46	3	46	0	0	22	n/a	n/a	117
April 2013	27	15	55	0	0	54	n/a	n/a	151
Gloucester inside greenbelt									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
April 2014	7	6	22	0	0	0	n/a	n/a	35
April 2013	10	6	0	0	0	0	n/a	n/a	16
Kanata									
April 2014	65	16	26	0	0	0	n/a	n/a	107
April 2013	5	1	31	0	0	1	n/a	n/a	38
Cumberland									
April 2014	5	2	12	0	0	16	n/a	n/a	35
April 2013	11	2	11	0	0	2	n/a	n/a	26
Goulbourn									
April 2014	4	1	0	0	0	10	n/a	n/a	15
April 2013	4	0	0	0	0	0	n/a	n/a	4
West Carleton									
April 2014	4	0	0	0	0	0	n/a	n/a	4
April 2013	10	1	2	0	0	0	n/a	n/a	13
Rideau									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
April 2014	1	0	0	0	0	0	n/a	n/a	1
April 2013	9	0	0	0	0	0	n/a	n/a	9
Clarence-Rockland City									
April 2014	16	0	6	0	0	1	n/a	n/a	23
April 2013	2	0	0	0	0	0	n/a	n/a	2
Russell Township									
April 2014	10	3	0	0	0	0	n/a	n/a	13
April 2013	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
April 2014	176	34	117	0	0	131	n/a	n/a	458
April 2013	100	34	103	0	0	59	n/a	n/a	296

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type****April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Ottawa City	129	116	16	42	63	43	34	301	242	502	-51.8
Ottawa, Vanier, Rockcliffe	5	3	2	14	8	3	16	289	31	309	-90.0
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	37	18	8	12	4	17	0	0	49	47	4.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	9	33	4	12	13	0	18	0	44	45	-2.2
Kanata	54	24	0	2	14	5	0	0	68	31	119.4
Cumberland	14	5	0	2	0	10	0	12	14	29	-51.7
Goulbourn	2	23	0	0	10	8	0	0	12	31	-61.3
West Carleton	1	3	2	0	14	0	0	0	17	3	**
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	3	4	0	0	0	0	0	0	3	4	-25.0
Clarence-Rockland City	2	5	0	0	0	8	0	0	2	13	-84.6
Russell Township	5	0	4	0	0	0	0	0	9	0	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>136</b>	<b>121</b>	<b>20</b>	<b>42</b>	<b>63</b>	<b>51</b>	<b>34</b>	<b>301</b>	<b>253</b>	<b>515</b>	<b>-50.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type****January - April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Ottawa City	352	336	38	80	268	256	346	892	1,004	1,564	-35.8
Ottawa, Vanier, Rockcliffe	10	8	12	40	16	3	227	806	265	857	-69.1
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	115	46	10	18	66	51	17	24	208	139	49.6
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	48	45	12	12	85	42	18	0	163	99	64.6
Kanata	113	99	0	6	37	68	28	0	178	173	2.9
Cumberland	29	27	0	2	40	16	56	48	125	93	34.4
Goulbourn	11	84	0	0	10	14	0	14	21	112	-81.3
West Carleton	4	8	4	2	14	62	0	0	22	72	-69.4
Rideau	5	7	0	0	0	0	0	0	5	7	-28.6
Osgoode	14	11	0	0	0	0	0	0	14	11	27.3
Clarence-Rockland City	11	16	0	0	0	13	0	0	11	29	-62.1
Russell Township	8	3	4	0	0	0	0	0	12	3	**
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>371</b>	<b>355</b>	<b>42</b>	<b>80</b>	<b>268</b>	<b>269</b>	<b>346</b>	<b>892</b>	<b>1,027</b>	<b>1,596</b>	<b>-35.7</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market****April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Ottawa City	55	43	8	0	18	298	16	3
Ottawa, Vanier, Rockcliffe	0	3	8	0	0	286	16	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	4	17	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	13	0	0	0	18	0	0	0
Kanata	14	5	0	0	0	0	0	0
Cumberland	0	10	0	0	0	12	0	0
Goulbourn	10	8	0	0	0	0	0	0
West Carleton	14	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>55</b>	<b>51</b>	<b>8</b>	<b>0</b>	<b>18</b>	<b>298</b>	<b>16</b>	<b>3</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market****January - April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	260	256	8	0	261	886	85	6
Ottawa, Vanier, Rockcliffe	8	3	8	0	187	800	40	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	66	51	0	0	0	24	17	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	85	42	0	0	18	0	0	0
Kanata	37	68	0	0	0	0	28	0
Cumberland	40	16	0	0	56	48	0	0
Goulbourn	10	14	0	0	0	14	0	0
West Carleton	14	62	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	13	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>260</b>	<b>269</b>	<b>8</b>	<b>0</b>	<b>261</b>	<b>886</b>	<b>85</b>	<b>6</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market****April 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Ottawa City	198	201	18	298	26	3	242	502
Ottawa, Vanier, Rockcliffe	7	20	0	286	24	3	31	309
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	49	47	0	0	0	0	49	47
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	26	45	18	0	0	0	44	45
Kanata	68	31	0	0	0	0	68	31
Cumberland	14	17	0	12	0	0	14	29
Goulbourn	12	31	0	0	0	0	12	31
West Carleton	15	3	0	0	2	0	17	3
Rideau	2	2	0	0	0	0	2	2
Osgoode	3	4	0	0	0	0	3	4
Clarence-Rockland City	2	13	0	0	0	0	2	13
Russell Township	9	0	0	0	0	0	9	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>209</b>	<b>214</b>	<b>18</b>	<b>298</b>	<b>26</b>	<b>3</b>	<b>253</b>	<b>515</b>

**Table 2.5: Starts by Submarket and by Intended Market****January - April 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	646	680	261	878	97	6	1,004	1,564
Ottawa, Vanier, Rockcliffe	28	51	187	800	50	6	265	857
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	191	115	0	24	17	0	208	139
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	145	99	18	0	0	0	163	99
Kanata	150	173	0	0	28	0	178	173
Cumberland	69	53	56	40	0	0	125	93
Goulbourn	21	98	0	14	0	0	21	112
West Carleton	20	72	0	0	2	0	22	72
Rideau	5	7	0	0	0	0	5	7
Osgoode	14	11	0	0	0	0	14	11
Clarence-Rockland City	11	29	0	0	0	0	11	29
Russell Township	12	3	0	0	0	0	12	3
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>669</b>	<b>712</b>	<b>261</b>	<b>878</b>	<b>97</b>	<b>6</b>	<b>1,027</b>	<b>1,596</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type****April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Ottawa City	139	90	24	36	114	114	114	95	391	335	16.7
Ottawa, Vanier, Rockcliffe	6	12	0	10	0	6	76	37	82	65	26.2
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	44	27	2	16	52	63	0	58	98	164	-40.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	7	10	6	6	22	0	0	0	35	16	118.8
Kanata	68	5	14	0	28	33	0	0	110	38	189.5
Cumberland	5	8	2	2	12	12	16	0	35	22	59.1
Goulbourn	3	4	0	0	0	0	22	0	25	4	**
West Carleton	4	11	0	2	0	0	0	0	4	13	-69.2
Rideau	0	3	0	0	0	0	0	0	0	3	-100.0
Osgoode	0	9	0	0	0	0	0	0	0	9	-100.0
Clarence-Rockland City	16	2	0	0	6	0	0	0	22	2	**
Russell Township	10	0	4	0	0	0	0	0	14	0	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>165</b>	<b>92</b>	<b>28</b>	<b>36</b>	<b>120</b>	<b>114</b>	<b>114</b>	<b>95</b>	<b>427</b>	<b>337</b>	<b>26.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type****January - April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Ottawa City	473	399	94	98	388	463	961	387	1,916	1,347	42.2
Ottawa, Vanier, Rockcliffe	29	30	22	34	3	15	688	158	742	237	**
Nepean inside greenbelt	6	3	0	0	0	0	0	0	6	3	100.0
Nepean outside greenbelt	96	90	26	24	105	182	46	222	273	518	-47.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	87	59	18	8	96	97	45	0	246	164	50.0
Kanata	163	36	20	18	116	103	60	0	359	157	128.7
Cumberland	23	41	8	12	68	66	100	0	199	119	67.2
Goulbourn	21	50	0	0	0	0	22	7	43	57	-24.6
West Carleton	13	33	0	2	0	0	0	0	13	35	-62.9
Rideau	16	12	0	0	0	0	0	0	16	12	33.3
Osgoode	19	45	0	0	0	0	0	0	19	45	-57.8
Clarence-Rockland City	28	27	0	0	22	0	0	0	50	27	85.2
Russell Township	23	29	20	8	0	0	0	0	43	37	16.2
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>524</b>	<b>455</b>	<b>114</b>	<b>106</b>	<b>410</b>	<b>463</b>	<b>961</b>	<b>387</b>	<b>2,009</b>	<b>1,411</b>	<b>42.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market****April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Ottawa City	114	114	0	0	106	58	8	37
Ottawa, Vanier, Rockcliffe	0	6	0	0	76	0	0	37
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	52	63	0	0	0	58	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	0	0	0	0	0	0	0
Kanata	28	33	0	0	0	0	0	0
Cumberland	12	12	0	0	16	0	0	0
Goulbourn	0	0	0	0	14	0	8	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>120</b>	<b>114</b>	<b>0</b>	<b>0</b>	<b>106</b>	<b>58</b>	<b>8</b>	<b>37</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market****January - April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	388	463	0	0	779	350	182	37
Ottawa, Vanier, Rockcliffe	3	15	0	0	526	121	162	37
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	105	182	0	0	46	222	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	96	97	0	0	33	0	12	0
Kanata	116	103	0	0	60	0	0	0
Cumberland	68	66	0	0	100	0	0	0
Goulbourn	0	0	0	0	14	7	8	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	22	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>410</b>	<b>463</b>	<b>0</b>	<b>0</b>	<b>779</b>	<b>350</b>	<b>182</b>	<b>37</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**April 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Ottawa City	277	240	106	58	8	37	391	335
Ottawa, Vanier, Rockcliffe	6	28	76	0	0	37	82	65
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	98	106	0	58	0	0	98	164
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	35	16	0	0	0	0	35	16
Kanata	110	38	0	0	0	0	110	38
Cumberland	19	22	16	0	0	0	35	22
Goulbourn	3	4	14	0	8	0	25	4
West Carleton	4	13	0	0	0	0	4	13
Rideau	0	3	0	0	0	0	0	3
Osgoode	0	9	0	0	0	0	0	9
Clarence-Rockland City	22	2	0	0	0	0	22	2
Russell Township	14	0	0	0	0	0	14	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>313</b>	<b>242</b>	<b>106</b>	<b>58</b>	<b>8</b>	<b>37</b>	<b>427</b>	<b>337</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - April 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	951	960	779	350	186	37	1,916	1,347
Ottawa, Vanier, Rockcliffe	50	79	526	121	166	37	742	237
Nepean inside greenbelt	6	3	0	0	0	0	6	3
Nepean outside greenbelt	227	296	46	222	0	0	273	518
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	201	164	33	0	12	0	246	164
Kanata	299	157	60	0	0	0	359	157
Cumberland	99	119	100	0	0	0	199	119
Goulbourn	21	50	14	7	8	0	43	57
West Carleton	13	35	0	0	0	0	13	35
Rideau	16	12	0	0	0	0	16	12
Osgoode	19	45	0	0	0	0	19	45
Clarence-Rockland City	50	27	0	0	0	0	50	27
Russell Township	39	33	0	0	4	4	43	37
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,040</b>	<b>1,020</b>	<b>779</b>	<b>350</b>	<b>190</b>	<b>41</b>	<b>2,009</b>	<b>1,411</b>

Source: CMHC (Starts and Completions Survey)



Table 4: Absorbed Single-Detached Units by Price Range

April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2014	1	0.7	10	7.4	23	17.0	29	21.5	72	53.3	135	511,900	534,728
April 2013	0	0.0	3	4.6	4	6.2	20	30.8	38	58.5	65	516,900	554,573
Year-to-date 2014	1	0.2	18	4.5	50	12.5	107	26.7	225	56.1	401	519,900	551,711
Year-to-date 2013	0	0.0	38	12.8	42	14.2	73	24.7	143	48.3	296	496,900	518,701
Ottawa, Vanier, Rockcliffe													
April 2014	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	700,000	815,623
April 2013	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	530,900	598,564
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	12.5	21	87.5	24	824,450	899,729
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	699,900	699,556
Nepean inside greenbelt													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
April 2014	0	0.0	2	4.5	3	6.8	10	22.7	29	65.9	44	520,990	515,278
April 2013	0	0.0	3	13.0	1	4.3	6	26.1	13	56.5	23	508,400	514,702
Year-to-date 2014	0	0.0	3	3.2	12	12.9	24	25.8	54	58.1	93	520,990	522,763
Year-to-date 2013	0	0.0	18	21.2	6	7.1	22	25.9	39	45.9	85	496,900	492,527
Gloucester inside greenbelt													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
April 2014	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
April 2013	0	0.0	0	0.0	0	0.0	6	60.0	4	40.0	10	487,900	512,900
Year-to-date 2014	0	0.0	1	1.3	2	2.6	41	53.2	33	42.9	77	495,900	504,916
Year-to-date 2013	0	0.0	2	3.6	11	19.6	25	44.6	18	32.1	56	466,400	469,050
Kanata													
April 2014	0	0.0	7	10.8	15	23.1	14	21.5	29	44.6	65	461,900	509,440
April 2013	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
Year-to-date 2014	0	0.0	11	7.1	30	19.5	30	19.5	83	53.9	154	529,245	525,713
Year-to-date 2013	0	0.0	1	2.9	12	35.3	5	14.7	16	47.1	34	464,200	515,982
Cumberland													
April 2014	0	0.0	1	20.0	3	60.0	0	0.0	1	20.0	5	--	--
April 2013	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2014	0	0.0	3	14.3	3	14.3	7	33.3	8	38.1	21	456,900	477,214
Year-to-date 2013	0	0.0	10	25.6	13	33.3	9	23.1	7	17.9	39	404,900	426,082
Goulbourn													
April 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
April 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	3	23.1	1	7.7	9	69.2	13	596,900	589,052
Year-to-date 2013	0	0.0	7	15.6	0	0.0	8	17.8	30	66.7	45	546,900	541,627

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range****April 2014**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Rideau													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Osgoode													
April 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	1	14.3	0	0.0	0	0.0	1	14.3	5	71.4	7	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Clarence-Rockland City													
April 2014	1	7.1	10	71.4	3	21.4	0	0.0	0	0.0	14	330,650	336,650
April 2013	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	2	10.5	13	68.4	3	15.8	1	5.3	0	0.0	19	320,900	335,500
Year-to-date 2013	3	14.3	10	47.6	7	33.3	1	4.8	0	0.0	21	365,000	357,104
Russell Township													
April 2014	0	0.0	2	22.2	6	66.7	1	11.1	0	0.0	9	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	9	45.0	9	45.0	2	10.0	0	0.0	20	383,600	381,960
Year-to-date 2013	0	0.0	13	46.4	8	28.6	7	25.0	0	0.0	28	378,100	391,664
Ottawa-Gatineau CMA (Ontario portion)													
April 2014	2	1.3	22	13.9	32	20.3	30	19.0	72	45.6	158	484,990	508,813
April 2013	0	0.0	4	6.0	5	7.5	20	29.9	38	56.7	67	508,900	549,414
Year-to-date 2014	3	0.7	40	9.1	62	14.1	110	25.0	225	51.1	440	507,650	534,660
Year-to-date 2013	3	0.9	61	17.7	57	16.5	81	23.5	143	41.4	345	471,900	498,554

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**April 2014**

Submarket	April 2014	April 2013	% Change	YTD 2014	YTD 2013	% Change
Ottawa City	534,728	554,573	-3.6	551,712	518,701	6.4
Ottawa, Vanier, Rockcliffe	815,623	598,564	36.3	899,729	699,556	28.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	515,278	514,702	0.1	522,763	492,527	6.1
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	512,900	n/a	504,916	469,050	7.6
Kanata	509,440	489,040	4.2	525,713	515,982	1.9
Cumberland	424,500	527,614	-19.5	477,214	426,082	12.0
Goulbourn	--	--	n/a	589,052	541,627	8.8
West Carleton	--	--	n/a	--	588,700	n/a
Rideau	--	--	n/a	750,650	908,133	-17.3
Osgoode	--	--	n/a	666,386	788,386	-15.5
Clarence-Rockland City	336,650	--	n/a	335,500	357,104	-6.0
Russell Township	--	--	n/a	381,960	391,664	-2.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>508,813</b>	<b>549,414</b>	<b>-7.4</b>	<b>534,660</b>	<b>498,554</b>	<b>7.2</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)****April 2014**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2013	January	610	-11,6	1 121	2 001	2 503	44,8	343 382	-1,8	348 587
	February	924	-9,9	1 180	2 273	2 489	47,4	348 386	-0,4	350 282
	March	1 182	-15,8	1 195	2 898	2 572	46,5	359 321	1,6	353 375
	April	1 586	0,3	1 137	3 533	2 463	46,2	372 188	2,3	358 015
	May	1 812	-5,7	1 185	3 733	2 529	46,9	370 591	2,0	357 343
	June	1 608	-4,0	1 206	2 907	2 528	47,7	359 372	1,3	353 489
	July	1 352	-2,2	1 162	2 767	2 496	46,6	362 346	6,5	364 750
	August	1 226	6,7	1 198	2 384	2 485	48,2	348 822	0,3	354 262
	September	1 128	11,6	1 217	2 556	2 428	50,1	348 788	-1,5	355 645
	October	1 104	1,1	1 175	2 349	2 532	46,4	363 240	4,5	365 996
	November	902	-3,8	1 152	1 664	2 430	47,4	359 082	2,5	359 813
	December	615	-2,1	1 121	811	2 421	46,3	341 793	1,5	355 756
2014	January	596	-2,3	1 096	2 047	2 559	42,8	348 001	1,3	353 842
	February	881	-4,7	1 114	2 273	2 445	45,6	354 619	1,8	356 441
	March	1 197	1,3	1 124	2 942	2 444	46,0	358 966	-0,1	354 598
	April	1 428	-10,0	1 124	3 488	2 582	43,5	374 232	0,5	358 767
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2 716	-12,9		7 172			352 021	0,1	
	Q1 2014	2 674	-1,5		7 262			355 090	0,9	
	YTD 2013	4 302	-8,5		10 705			359 456	1,1	
	YTD 2014	4 102	-4,6		10 750			361 754	0,6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**April 2014**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.6	121.3	542	6.3	72.8	1,014
	February	595	3.00	5.24	116.4	122.7	541	6.2	72.4	1,019
	March	590	3.00	5.14	116.5	123.1	533	6.1	71.3	1,032
	April	590	3.00	5.14	116.6	122.8	527	6.1	70.4	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14	116.1	123.3	524	6.7	70.1	1,061
	August	601	3.14	5.34	116.0	123.2	525	7.0	70.4	1,062
	September	601	3.14	5.34	115.9	123.3	526	6.6	70.1	1,064
	October	601	3.14	5.34	115.9	123.1	524	6.4	69.7	1,071
	November	601	3.14	5.34	115.4	123.0	526	5.8	69.3	1,073
	December	601	3.14	5.34	115.5	122.8	527	6.0	69.6	1,063
2014	January	595	3.14	5.24	115.3	123.0	530	6.3	70.2	1,058
	February	595	3.14	5.24	115.4	124.2	527	6.5	69.7	1,057
	March	581	3.14	4.99	115.3	124.7	527	6.5	69.8	1,063
	April	570	3.14	4.79		125.3	526	6.9	69.8	1,068
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)



## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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